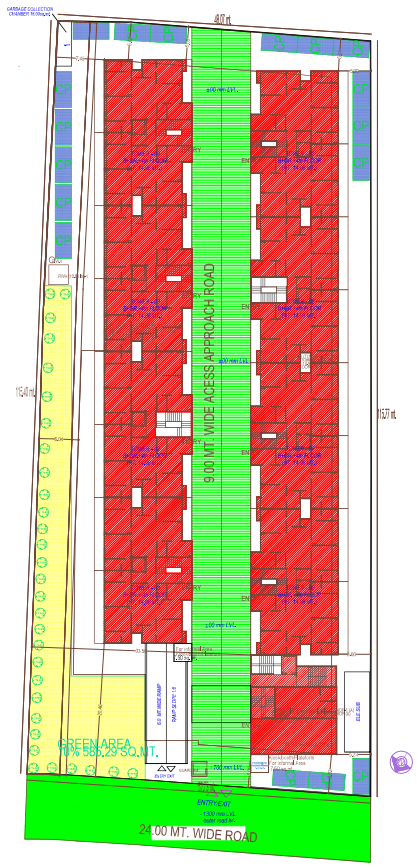
Project Title :SUBMISSION DRAWINGS FOR PROPOSED GROUP HOUSING PROJECT " UNINAV EDEN " AT KHASRA NO - 1104 M AT VILLAGE NOORNAGAR GHAZIABAD (U.P.) M/s. - UNINAV DEVELOPER'S PVT. LTD.

File No	GDA/BP/20-21/0368 2021-01-01	Sheet	1
Submission Date		Scale	1:100



SITE PLAN
(Scale - 1:500)

Color Notes

COLOR INDEX

- PLOT BOUNDARY
- ABUTTING ROAD
- PROPOSED CONSTRUCTION
- COMMON PLOT
- ROAD ALIGNMENT (ROAD WIDENING AREA)
- FUTURE T.P.SCHEME DEDUCTION AREA
- EXISTING (To be retained)
- EXISTING (To be demolished)

Green and open space Area

Name	Prop. Area
GREEN AREA 10% 585.29 SQ.MT.	585.28

FAR & Tenement Details

Building	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)								Proposed FAR Area (Sq.mt.)			Add Area In FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	No. of Unit
			Duct(Void, Duct, Chawl)		Mumty	Lift	Lift Machine	Lift Lobby	Accessory Use	Arch.Proj.(Canopy)	Covered Area	Parking	Resi.	Commercial	Amenities	Covered Area		
COMMUNITY AND CONVINNIENT SHOP (A)	1	4902.09	6.48	4895.61	191.35	46.26	6.08	0.00	504.03	0.00	17.29	3268.19	91.40	127.03	534.26	17.29	7669.97	09
BLOCK 1 (TOWER B1 TO B4)	1	5754.24	139.98	5614.26	179.26	54.76	27.60	74.85	0.00	43.80	0.00	0.00	5233.99	0.00	0.00	0.00	5233.99	40
BLOCK 2 (TOWER B5 TO B8)	1	5754.24	139.98	5614.26	179.26	54.76	27.60	74.85	0.00	43.80	0.00	0.00	5233.99	0.00	0.00	0.00	5233.99	40
Grand Total	3	16410.57	286.44	16124.13	549.87	155.78	61.28	149.70	504.03	87.60	17.29	3268.19	10559.38	127.03	534.26	17.29	11237.95	89

Buildingwise Floor FAR Details

Floor Name	Building Name						Total	
	COMMUNITY AND CONVINNIENT SHOP (A)		BLOCK 1 (TOWER B1 TO B4)		BLGOCK 2 (TOWER B5 TO B8)			
	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Basement Floor	3966.03	0.00	0.00	0.00	0.00	0.00	3966.03	0.00
Ground Floor	207.39	177.02	1100.55	1057.75	1100.55	1057.75	2408.49	2292.52
First Floor	170.36	135.27	1100.55	1044.06	1100.55	1044.06	2371.46	2223.39
Second Floor	170.36	152.56	1100.55	1044.06	1100.55	1044.06	2371.46	2240.68
Third Floor	170.36	152.56	1100.55	1044.06	1100.55	1044.06	2371.46	2240.68
Fourth Floor	170.36	152.56	1100.55	1044.06	1100.55	1044.06	2371.46	2240.68
Terrace Floor	40.75	0.00	111.51	0.00	111.51	0.00	263.77	0.00
Total:	4895.61	769.97	5614.26	5233.99	5614.26	5233.99	16124.13	11237.95

Parking Check (Table 7b)

Vehicle Type	Reqd.			Prop.	
	No.	Reduced Reqd Parking (Incase of Plot having PWArea surrendered FOC)	Area	No.	Area
Equivalent Car Space	-	-	-	113	1553.75
Total Car	102	-	1402.50	113	1553.75
TwoWheeler	2	-	4.00	0	0.00
Other Parking	-	-	-	-	3223.68
Total			1406.50		4777.43

Tree Details (Table 3h)

Plot	Name	Nos Of Trees	
		Reqd	Prop
PLOT KHASRA 1104	Tree	30	31

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Use Group	Building Type	Building Structure	No Of Residential Units	No Of Non-Residential Units	Floor Name	Floor Use	Floor SubUse	FAR Name	FAR Use	FAR SubUse
COMMUNITY AND CONVINNIENT SHOP (A)	Residential	Group Housing		-	Highrise	2	7	BASEMENT FLOOR PLAN	Residential = Parking +STORAGE +LT.RM +STP +PUMP.RM +ELE.TRA	Group Housing	-	-	-
								GROUND FLOOR PLAN	Community Facility	Care Centre	Residential FAR	Residential	Group Housing
											Commercial FAR	Commercial	Retail Shop
											Community Facility	Community Facility	Care Centre
								FIRST FLOOR PLAN	Community Facility	Care Centre	Residential FAR	Residential	Group Housing
											Commercial FAR	Commercial	Retail Shop
											Community Facility	Community Facility	Care Centre
								SECOND FLOOR PLAN	Community Facility	Care Centre	Community Facility	Community Facility	Care Centre
								THIRD FLOOR PLAN	Community Facility	Care Centre	Community Facility	Community Facility	Care Centre
								FOURTH FLOOR PLAN	Community Facility	Care Centre	Community Facility	Community Facility	Care Centre
								TERRACE FLOOR PLAN	Residential	Group Housing	-	-	-
BLOCK 1 (TOWER B1 TO B4)	Residential	Group Housing		-	Highrise	40	0	GROUND FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	Group Housing
								TYPICAL - 1- 4 FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	Group Housing
								TERRACE FLOOR PLAN	Residential	Group Housing	-	-	-
BLOCK 2 (TOWER B5 TO B8)	Residential	Group Housing		-	Highrise	40	0	GROUND FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	Group Housing
								TYPICAL - 1- 4 FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	Group Housing
								TERRACE FLOOR PLAN	Residential	Group Housing	-	-	-

Required Parking(Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car			TwoWheeler		
				Parking space reqd for every	Prop.	Reqd./Unit	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
COMMUNITY AND CONVINNIENT SHOP (A)	Residential	Group Housing	0 - 50	1	2.00	-	-	-	1.00	2	-
			50 - 100	1	-	1.00	-	-	-	-	-
			100 - 150	1	-	1.25	-	-	-	-	-
			> 150	1	-	1.50	-	-	-	-	-
			> 0	1	-	-	-	-	-	-	-
			0 - 50	1	-	-	-	-	1.00	-	-
			50 - 100	1	-	1.00	-	-	-	-	-
			100 - 150	1	40.00	1.25	50	-	-	-	-
			> 150	1	-	1.50	-	-	-	-	-
			> 0	1	-	-	-	-	-	-	-
			0 - 50	1	-	-	-	-	1.00	-	-
			50 - 100	1	-	1.00	-	-	-	-	-
			100 - 150	1	40.00	1.25	50	-	-	-	-
			> 150	1	-	1.50	-	-	-	-	-
			> 0	1	-	-	-	-	-	-	-
	Commercial	Retail Shop	> 0	100	381.09	1.00	2	-	-	-	-
	Community Facility	Care Centre	> 0	0	1602.77	0.00	-	-	-	-	-
	Total:		-	-	-	-	102	113	-	2	0

Total Plot Area: -	5852.66	Total FAR Area: -	11315.7
Total Coverage Area: -	2339.9	Total BUA Area: -	16129.31

A	AREA STATEMENT	VERSION NO. 1.0.65
		VERSION DATE 20/05/2021
	PROJECT DETAIL	
	Site Address	
	District Ghaziabad,Tehsil Ghaziabad,Village NA	Plot Use Residential
	Authority Ghaziabad Development Authority	Plot SubUse Group Housing
	AuthorityClass Category A	Development Plan Master Plan
	AuthorityGradc Development Authority (DA)	Land Use Zone Residential Land Use Zone
	ClassTrack Regular	Land SubUse Zone Residential Zone
	Project Type Building Permission	Layout Type NA
	Nature of Development NEW	
	Development Area Undeveloped Area	
	SubDevelopment Area Other Town Area	
	Special Project NA	
	Site Address	
	District Ghaziabad,Tehsil Ghaziabad,Village NA	
	AREA DETAILS	Sq.Mt.
1.	Area of Plot As per record	-
	Document Area	5852.66
	As per site condition	5852.66
	Area of Plot Considered	5852.66
2.	Deduction for	
	(a)Proposed roads	0.00
	(b)Any reservations	0.00
	Total(a + b)	0.00
3.	Net Area of plot (1 - 2) AREA OF PLOT	5852.66
4.	% of Green and open space Reqd(Q)	585.29
	% of Green and open space (Prop)	585.28
	Green and open space	585.28
	Balance area of Plot (3 - 4)	5267.38
	Plot Area For Coverage	5852.66
	Plot Area For FAR	5852.66
	Permissible FAR Area (2.20)	14630.25
5.	Total Permissible FAR area (2.20)	14630.25
6.	Total Built up area permissible at :	
	Permissible Coverage area (40.00 %)	2340.92
	Proposed Coverage Area (39.98 %)	2339.98
	Total Proposed Coverage Area (39.98 %)	2339.98
	Balance coverage area (0.02 %)	1.28
	Proposed Area all	

	Proposed Built up	Existing Built up	Proposed F.S.I	Existing F.S.I
Basement Floor	3966.03	0.00	0.00	0.00
Ground Floor	2408.49	0.00	2292.52	0.00
First Floor	2371.46	0.00	2223.39	0.00
Second Floor	2371.46	0.00	2240.68	0.00
Third Floor	2371.46	0.00	2240.68	0.00
Fourth Floor	2371.46	0.00	2240.68	0.00
Terrace Floor	263.77	0.00	0.00	0.00
Total Area	16124.13	0.00	11237.95	0.00

Accessory Use Area considered towards computation of FAR	77.17
Total FAR Area	11315.7
Accessory Use Area Added in Built Up Area	5.22
Total Built Up Area	16129.31
Proposed F.S.I. consumed	1.28
7. Tenement Statement	
8. Tenement Proposed At	
SC/ST	19/31
All Floors	31/20
9. Total Tenements (8 + 9)	89
10. Parking Statement	
a. Parking Space Required as per Regulations	1409.25
b. Proposed Parking Space	4777.43

OWNER'S NAME AND SIGNATURE

UNINAV DEVELOPERS PRIVATE LIMITED ,info@uninavdevelopers.com,9650099588

ARCHENG'S NAME AND SIGNATURE

PRATIK GUPTA
CA2
24-03-2021

STRUCTURE ENGINEER

Ghaziabad Development Authority

Document certified by ASHEESH SHIVPURI <ashivpuri8@gmail.com>.
Name : ASHEESH SHIVPURI
Designation : Chief Architect and Town Planner
Organization : PERSONAL
Date : 30-Sep-2021 11: 4[illegible]

Building Plan Application Number
GDA/BP/20-21/0368

Sanctioned On
01 Jul 2021

Valid Till
29 Sep 2026

Approved By
Asheesh Shivpuri (Chief Architect and Town Planner)

Examined By
Virendra Pratap Singh (Junior engineer)

Ram Manohar (Junior engineer)

Rajeev Ratan Shah (Town Planner/ Executive engineer)

Asheesh Shivpuri (Chief Architect and Town Planner)

Santosh Kumar Rai (Secretary)

Krishna Karunesh (Vice Chairman)

Note: - 1) This drawing is prepared as per the current prevailing Building Bye Laws.
2) If Map sanctioned is used for purpose anything other than stated in application will lead to rejection of Map.

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